

URBANUPGRADE & NEWINFILLS

7341 37 AVENUE NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill
- 2,801 Square Feet of Developed Living Space (2,039 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage (Inquire About EV Compatibility)
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom
- Highly Durable Hardie Plank Siding
- South Backyard and Incredible Proximity to Parks & Schools
- High Ceilings with 8 Ft Doors Throughout
- Energy Efficient New Build with Energuide Rating of 98 (Typical New Build Home is 123)

MAIN FLOOR

- High 9 Ft Ceilings
- Luxury Vinyl Plank Flooring
- Bright Entryway with Front Closet
- Front Flex Room Overlooking Playground
- Large Galley Style Kitchen with Oversized Quartz Island
- Shaker-Style Panel Cabinetry with Custom Built Hood Fan
- Energy Efficient Stainless Steel Appliance Package, including French Door Smart Refrigerator, Gas Cooktop, Wall Oven, Built-In Microwave, and Dishwasher
- Water Tap with Reverse Osmosis Filtration System
- Open Concept Dining Room with Extra Windows
- Sunny Living Room with Gas Fireplace and Built-In Shelving. Sliding Patio Doors
- Side Entry with Extra Storage Closet and Access to Backyard
- Powder Room with Custom Cabinetry, Quartz Countertop and Undermount Sink

UPPER FLOOR

- High 9 Ft Ceilings
- Plush Carpet Throughout
- Feature Staircase with LED Lighting
- Large Primary Bedroom with Oversized Windows, Built-In Speakers and Feature Wall
- 5-Piece Spa-Level Ensuite Featuring a Massive Fully Tiled Walk-In Shower with Rainfall Showerhead

403.800.3212 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

URBANUPGRADE & NEWINFILLS

- Freestanding Soaker Tub with Tile Surround, Large Vanity with Dual Undermount Sinks and Under-Cabinet Lighting, Quartz Countertops, Plus a Water Closet
- Huge Walk-In Closet with Custom Built-In Cabinetry
- Two Sizeable Additional Bedrooms Featuring Large Windows (1 Walk-In Closet)
- Main Bathroom with Tile Flooring, Custom Vanity, Undermount Sink, Quartz Countertop, Full Height Tile Surround and Toilet
- Laundry Room with Tile Floors, Quartz Countertop, Upper Cabinetry, and Sink

BASEMENT

- 9 Ft Ceilings
- Plush Carpeting Throughout
- Large Rec-Room with Feature Entertainment Built-In
- Wet Bar with Extra Cabinetry, Sink, and Wine Fridge
- Large Bedroom with Large Closet and Large Window
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- Smart Home Upgrades Including Automated Blinds, Ceiling Speakers on All Floors, Automated Garage Door Opener, Smart Locks on all Entry Doors, and Smart Ecobee Thermostat with Window and Door Sensors
- HRV System
- High Efficiency Furnace
- 50 Gallon Hot Water Tank
- Water Softener
- Central Air-Conditioner
- Central Vacuum Roughed-In
- EV Charger Roughed-In – Garage (Inquire about Existing EV Setup)

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE

403.800.3212 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.